

Village of Windsor Zoning Map

Adopted: October 18, 2016

Printed: October 19, 2017

Zoning Districts

-  A-1(EX) Exclusive Agriculture
 -  A-4 Agriculture
 -  A-2(1), A-2(2), A-2(4), A-2(8), A-2 & A-3 Agriculture
 -  A-B Agricultural Business
 -  C-1 Limited Commercial
 -  C-2 General Commercial
 -  GI Governmental & Institutional District
 -  R-1, R-2, R-3 & R-4 Single Family Residential
 -  MF-2 Two-Family Residential
 -  MF-3 Multiple Family Residential
 -  ER Estate Residential
 -  CR Countryside Residential
 -  RE-1 Recreational
 -  CO-1 Conservancy
 -  Shoreland Zoning Overlay
- Approximate Boundary: Delineation of the Ordinary High Water Mark (OHWM) and required setbacks may be required by the Village.

-  Approved Rezoning (as Noted) Becomes Effective Upon Recording of Plat or CSM
-  Effective Conditional Use Permit

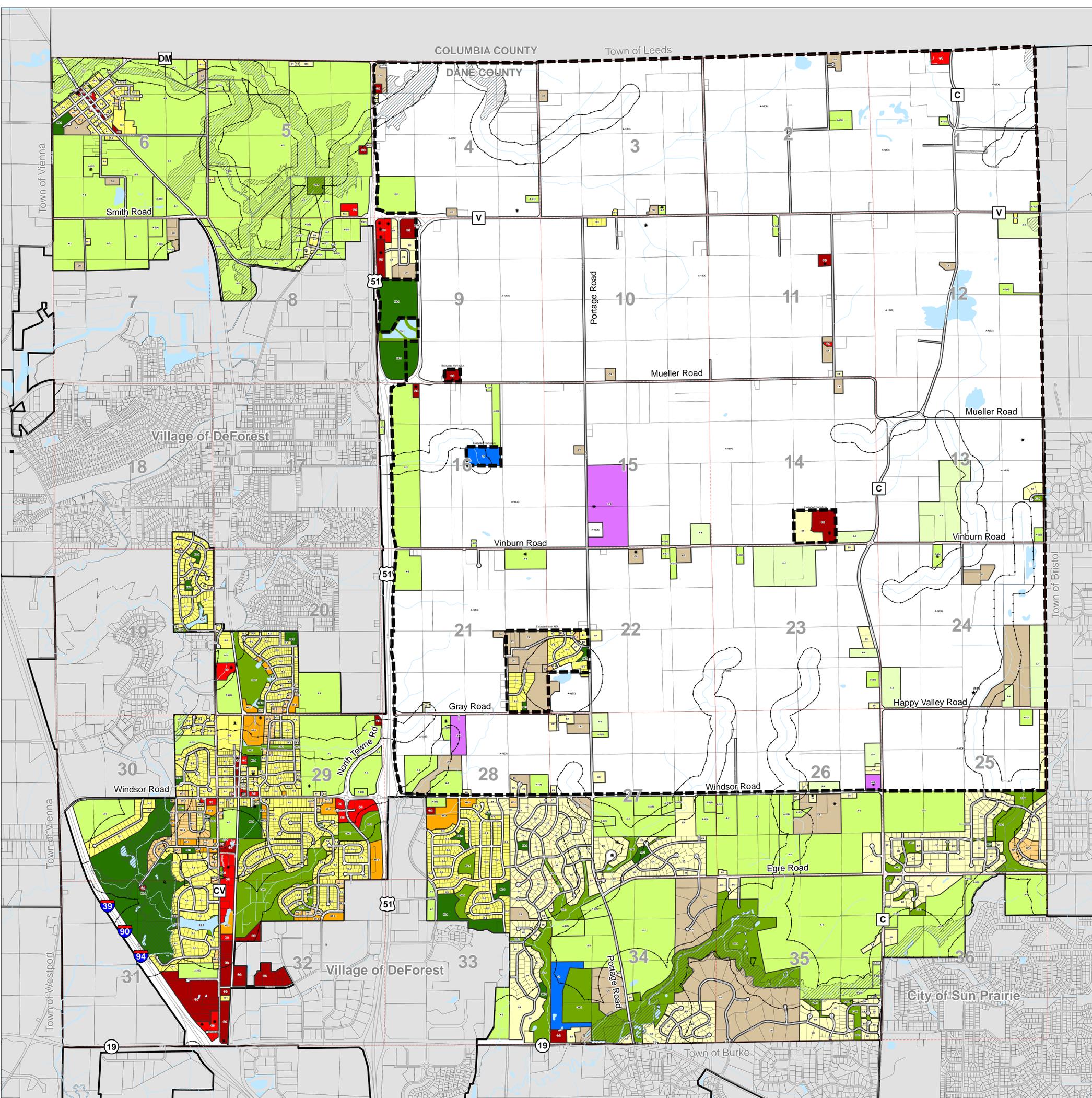
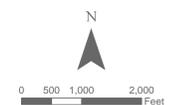
-  Village of Windsor Boundary
-  Other Municipal Boundary
-  Windsor Agricultural Enterprise Area (AEA)
-  Road Centerlines
-  Sections
-  Parcels
-  Surface Water
-  100-year Floodplain (FEMA)

Amendments Since Last Zoning Map Adoption

Parcel	Previous District	Rezoning	Resolution	Ordinance	Notes
196/0910-273-8500-1	A-2(4)	CR	2016-32	2016-34	Fountain CSM
196/0910-304-7225-0	RE-1	MF-3	2017-06	2017-12	Outlot combined with residential lot
196/0910-304-7250-0	RE-1	MF-3	2017-06	2017-12	Outlot combined with residential lot
196/0910-304-7161-0	R-1	RE-1	2017-07	2017-17	Lot line adjusted to include path in outlot
196/0910-334-8320-1	ER	RE-1	2017-17	2017-22	Created Revere Trails Park
196/0910-254-4023-0	ER	RE-1	2017-23	2017-26	Lot dedicated for Windsor Gardens Park (swap)
196/0910-254-0265-0	CO-1	ER	2017-24	2017-27	Vacated portion of outlot for residential lot (swap)
196/0910-322-0475-0	CO-1	MF-3	2017-28	2017-28	Vacated portion of conservancy to add to lots (swap)
196/0910-322-0224-0					
196/0910-322-0213-0					
196/0910-322-1450-0	MF-3	CO-1	2017-29	2017-29	Added portion of lot to conservancy (swap)
196/0910-322-0180-0					
196/0910-282-8100-4	A-1(EX)	A-2(4)	2017-32	2017-31	Woodburn parcel

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This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Map data source: Dane County and Village of Windsor.



VILLAGE OF WINDSOR - ZONING DISTRICT SUMMARY (PAGE 1 OF 2)

REFER TO WINDSOR ZONING ORDINANCE FOR COMPLETE DISTRICT DESCRIPTIONS AND REQUIREMENTS

	A-1(EX) EXCLUSIVE AGRICULTURE	A-2 AGRICULTURE	A-3 AGRICULTURE	A-4 SMALL LOT AGRICULTURE	A-B AGRICULTURE BUSINESS	C-1 LIMITED COMMERCIAL	C-2 GENERAL COMMERCIAL	GI GOVT & INSTITUTIONAL	NMO NONMETALLIC MINING OPERATION	PUD PLANNED UNIT DEVELOPMENT
MAX HEIGHT	2-1/2 STORIES OR 35 FT (RESIDENTIAL DWELLINGS AND ACCESSORY STRUCTURES) NO RESTRICTION ON AGRICULTURAL ACCESSORY STRUCTURES	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	4 STORIES (BUSINESS)	50 FT (NOT INCLUDING TANKS, BINS, SILOS, OR TOWERS)	4 STORIES	2.5 STORIES OR 35 FT	
MIN WIDTH	100 FT (RESIDENTIAL USES)	100 FT (RESIDENTIAL USES)	100 FT (RESIDENTIAL USES)	NONE	100 FT	NONE (BUSINESS) 60 FT (RESIDENTIAL OR MIXED USE)	NONE	NONE	NONE	
MIN LOT AREA	35 ACRES	(1), (2), (4), (8), OR (16) ACRES	SAME AS A-1(EX)	5 ACRES (35 ACRES MAX LOT AREA)	20,000 SF	NONE (BUSINESS) 5,000 SF (RESIDENTIAL/MIXED USE W/PUBLIC RESIDENTIAL/MIXED USE W/OUT PUBLIC)	NONE	NONE	NONE	
MAX LOT COVERAGE (BLDGs)	NONE	NONE	NONE	NONE	60%	60%	SAME AS C-1	60%	NONE	
MIN SETBACK	<u>CLASS A (STH/USH):</u> 100 FT FROM C/L OR 42 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS B (CTH):</u> 75 FT FROM C/L OR 42 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS C (VILLAGE NON-PLAT):</u> 63 FT FROM C/L OR 30 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS D (PRE-ZONING PLAT):</u> 20 FT FROM R.O.W. <u>CLASS E (ALL OTHERS):</u> 30TH FROM R.O.W.	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	SEE CODE OF ORD CH 55
MIN SIDE YARD RESIDENTIAL ACCESSORY STRUCTURES W/FOOTPRINT < 120 SF REQUIRES MIN 4 FT SETBACK	SAME AS R-1 (RESIDENTIAL STRUCTURES) 50 FT (LIVESTOCK STRUCTURES FROM RESIDENTIAL DISTRICTS) 10 FT (LIVESTOCK STRUCTURES FROM ALL OTHER DISTRICTS) 10 FT (ALL OTHER AGRICULTURE ACCESSORY STRUCTURES)	SAME AS A-1(EX)	SAME AS A-1(EX)	SAME AS A-1(EX)	10 FT	10FT (2 OR LESS STORIES OR 2+ STORIES W/OUT APT/OFFICE WINDOWS) ADD 5 FT PER STORY OVER 2 (WITH APT/OFFICE WINDOWS)	10 FT	10 FT	SEE CODE OF ORD CH 55	
MIN REAR YARD RESIDENTIAL ACCESSORY STRUCTURES W/FOOTPRINT < 120 SF REQUIRES MIN 4 FT SETBACK	SAME AS SIDE YARD	SAME AS SIDE YARD	SAME AS SIDE YARD	SAME AS A-1(EX)	10 FT	10 FT (BUSINESS) 25 FT (RESIDENTIAL/MIXED USE)	10 FT	10 FT	SEE CODE OF ORD CH 55	
PERMITTED USE SUMMARY (NOT COMPLETE DESCRIPTION OF USES) ALL DISTRICTS ALLOW ACCESSORY USES INCIDENTAL TO PERMITTED USES, UTILITIES, AND COMMUNICATION TOWERS LIMITED TO CLASS 2 COLLOCATION	<ul style="list-style-type: none"> AG USES; AG ENTERTAINMENT ACTIVITIES (NOT TO EXCEED 45 DAYS/YR); FARM RELATED EXHIBITIONS (NOT TO EXCEED 5 DAYS/YR); SMALL SCALE ENERGY SYSTEMS PRIMARILY USED ON THE FARM; ANY RESIDENCE EXISTING AS OF 4/20/2010 	<ul style="list-style-type: none"> AG USES (NO LIVESTOCK ON PARCELS LESS THAN 2 ACRES, MAX 1 ANIMAL UNIT/FULL ACRE ON PARCELS BETWEEN 2 AND 16 ACRES, NO LIVESTOCK LIMIT ON PARCELS EXCEEDING 16 ACRES); SINGLE FAMILY DETACHED RESIDENCES; HOME OCCUPATIONS 	<ul style="list-style-type: none"> ALL A-1(EX) USES 	<ul style="list-style-type: none"> AG USES (MAX 1 ANIMAL UNIT/FULL ACRE); FARM RESIDENCES PROHIBITED 	<ul style="list-style-type: none"> AG USES; AG-RELATED USES (OTHER THAN THOSE DESCRIBED AS CONDITIONAL) 	<ul style="list-style-type: none"> SINGLE FAMILY, DUPLEX, AND MULTIPLE FAMILY RESIDENTIAL; BANKS AND OFFICES (LIMITED TO 2 STORIES); MEDICAL CLINICS; OUTDOOR RECREATION (NON-LIGHTED); RETAIL/SERVICE/WHOLESALE (< 10,000 SF) 	<ul style="list-style-type: none"> ALL C-1 USES (EXCEPT SINGLE FAMILY, DUPLEX, AND MULTIPLE FAMILY RESIDENTIAL); CARETAKER/BUSINESS OWNER RESIDENCE; MANUFACTURING/DISTRIBUTION (< 20,000 SF); BUILDING TRADE/ CONTRACTOR/ LANDSCAPING/ TRANSPORTATION BUSINESS OR SCHOOL; MINI-WAREHOUSING; RETAIL/SALE/WHOLESALE (> 10,000 SF); SALE AND SERVICE OF VEHICLES AND EQUIPMENT 	<ul style="list-style-type: none"> FIRE/POLICE STATIONS; LIBRARIES/MUSEUMS; MEDICAL/DENTAL/VET CLINICS; MUNICIPAL BUILDINGS; POST OFFICES; PUBLIC RECYCLING CENTERS; PUBLIC SERVICE YARDS 	<ul style="list-style-type: none"> NONMETALLIC MINERAL EXTRACTION OPERATIONS 	
CONDITIONAL USE SUMMARY (NOT COMPLETE DESCRIPTION OF USES) ALL DISTRICTS ALLOW ACCESSORY USES INCIDENTAL TO CONDITIONAL USES, AND COMMUNICATION TOWERS INCLUDING NEW SITING OR CLASS 1 COLLOCATION	<ul style="list-style-type: none"> FARM RESIDENCES; LIMITED FAMILY OR RURAL BUSINESSES; SEASONAL STORAGE OF RECREATIONAL EQUIPMENT AND MOTOR VEHICLES; AG ENTERTAINMENT ACTIVITIES (EXCEEDING 45 DAYS/YR); FARM RELATED EXHIBITIONS (EXCEEDING 5 DAYS/YEAR); KENNELS/ HORSE BOARDING/ RIDING STABLES; GOVERNMENTAL/ INSTITUTIONAL/ RELIGIOUS USES; PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> AIRPORTS; LIMITED FAMILY BUSINESSES; SEASONAL STORAGE OF RECREATIONAL EQUIPMENT AND MOTOR VEHICLES; GOVERNMENTAL/ INSTITUTIONAL/ RELIGIOUS USES; SALVAGE/SOLID WASTE RECYCLING CENTERS; DEPENDENCY LIVING ARRANGEMENTS; KENNELS/ HORSE BOARDING/ RIDING STABLES; LIVESTOCK EXCEEDING 1 ANIMAL UNIT/FULL ACRE ON PARCELS BETWEEN 2 AND 16 ACRES; PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> ALL A-1(EX) USES EXCEPT PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> AG USES (OVER 1 ANIMAL UNIT/FULL ACRE ON PARCELS > 5 ACRES); AG ACCESSORY USES (SALE OF PRODUCTS NOT PRODUCED ON PREMISES/ SEASONAL VEHICLE/EQUIPMENT STORAGE/ AG ENTERTAINMENT ACTIVITIES/ FARM RELATED EXHIBITIONS; FARM FAMILY BUSINESSES RELATED TO HORSES); GOVERNMENTAL/ INSTITUTIONAL/ RELIGIOUS USES; PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> FARM RESIDENCES (AG ACCESSORY USE); LIMITED BUSINESSES (AG ACCESSORY USE); AG-RELATED USES (LABORATORIES/ BUSINESSES ASSOCIATED WITH NURSERY/ AG BYPRODUCTS/ BIO-DIESEL AND ETHANOL MANUFACTURING/ MANURE PROCESSING/ BIOPOWER; GOVERNMENTAL/ INSTITUTIONAL/ RELIGIOUS USES; PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> AG USES; BANKS AND OFFICES (> 2 STORIES); KENNELS/GROOMING; NURSING HOMES; FUNERAL HOMES/CREMATORIUMS; GOVERNMENTAL USES; HOSPITALS AND VET CLINICS; MOTELS/HOTELS; THEATERS; OUTDOOR RECREATION (LIGHTED); PRIVATE CLUBS/ FRATERNITIES; SCHOOLS; RELIGIOUS USES; PROCESSING FACILITY/ SITE (NONMETALLIC MINING MATERIAL) 	<ul style="list-style-type: none"> ALL C-1 USES; MANUFACTURING/ DISTRIBUTION (> 20,000 SF); BULK FUEL STORAGE; OUTDOOR AMUSEMENT AND ENTERTAINMENT; STORAGE OF EXPLOSIVE MATERIAL 	<ul style="list-style-type: none"> CEMETERIES; EXTENDED CARE FACILITIES/NURSING HOMES; FUNERAL HOMES/CREMATORIUMS; HOSPITALS/VETERINARY HOSPITALS; SCHOOLS; RELIGIOUS USES 		

VILLAGE OF WINDSOR - ZONING DISTRICT SUMMARY (PAGE 2 OF 2)

REFER TO WINDSOR ZONING ORDINANCE FOR COMPLETE DISTRICT DESCRIPTIONS AND REQUIREMENTS

	R-1 SINGLE FAMILY RESIDENTIAL	R-2 SINGLE FAMILY RES.	R-3 SINGLE FAMILY RES.	R-4 SINGLE FAMILY RES.	MF-2 TWO-FAMILY RESIDENTIAL	MF-3 MULTIPLE FAMILY RESIDENTIAL	ER ESTATE RESIDENTIAL	CR COUNTRYSIDE RESIDENTIAL	CO-1 CONSERVANCY	RE-1 RECREATION
MAX HEIGHT	2.5 STORIES OR 35 FT 12 FT (ACCESSORY)	SAME AS R-1	SAME AS R-1	SAME AS R-1	SAME AS R-1	SAME AS R-1 (SINGLE FAMILY/DUPLEX/ACCESSORY) 4 STORIES (MULTIPLE FAMILY)	SAME AS R-1	2.5 STORIES OR 35 FT (INCLUDING ACCESSORY)	NONE	SAMES AS R-1 (CARETAKER RESIDENCE) 4 STORIES OR 50 FT (ALL OTHER)
MIN WIDTH	100 FT	75 FT (SEWERED)	60 FT (SEWERED)	SAMES A R-3	SAME AS R-1	SAME AS R-1	100 FT	150 FT	NONE	100 FT
MIN LOT AREA	15,000 SF (SEWERED)	10,000 SF (SEWERED)	8,000 SF (SEWERED)	SAME AS R-3	14,000 SF (SEWERED) 22,000 SF (UNSEWERED)	16,000 SF PLUS 2,000 SF PER EACH BEYOND	20,000 SF (UNSEWERED) DENSITY AND OPEN SPACE REQUIREMENTS	1 ACRE (UNSEWERED) DENSITY AND OPEN SPACE REQUIREMENTS	NONE	20,000 SF
MAX LOT COVERAGE (BLDGS)	30% (INTERIOR LOT) 35% (CORNER LOT)	35% (INTERIOR LOT) 40% (CORNER LOT)	SAME AS R-2	SAME AS R-2	SAME AS R-1	SAME AS R-1 (SINGLE FAMILY/DUPLEX)	25% (LOTS < 1 ACRE) 20% (LOTS 1 TO 5 ACRES) 10% (LOTS > 5 ACRES)	SAME AS ER	NONE	NONE
MIN SETBACK	<u>CLASS A (STH/USH):</u> 100 FT FROM C/L OR 42 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS B (CTH):</u> 75 FT FROM C/L OR 42 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS C (VILLAGE NON-PLAT):</u> 63 FT FROM C/L OR 30 FT FROM R.O.W. (WHICHEVER GREATER) <u>CLASS D (PRE-ZONING PLAT):</u> 20 FT FROM R.O.W. <u>CLASS E (ALL OTHERS):</u> 30TH FROM R.O.W.	SAME AS R-1	SAME AS R-1	SAME AS R-1 EXCEPT: <u>CLASS C/D/E:</u> 25 FT FROM R.O.W.	SAME AS R-1	SAME AS R-1	SAME AS R-1	SAME AS R-1	SAME AS R-1	SAME AS R-1
MIN SIDE YARD RESIDENTIAL ACCESSORY STRUCTURES W/FOOTPRINT < 120 SF REQUIRES MIN 4 FT SETBACK	10 FT (EITHER SIDE) 25 FT (TOTAL)	10 FT	SAME AS R-2	8 FT	SAME AS R-2	SAME AS R-2 (SINGLE FAMILY/DUPLEX) 10 FT + 5 FT/STORY ABOVE 2 STORIES (MULTIPLE FAMILY)	SAME AS R-2	SAME AS R-2 (RESIDENTIAL BLDGS) 50 FT (LIVESTOCK BLDGS) 10 FT (ALL OTHER ACCESSORY)	NONE	10 FT 50 FT (WHERE ADJACENT TO RESIDENTIAL)
MIN REAR YARD RESIDENTIAL ACCESSORY STRUCTURES W/FOOTPRINT < 120 SF REQUIRES MIN 4 FT SETBACK	50 FT	35 FT	25 FT	25 FT	25 FT (SINGLE FAMILY) 35 FT (DUPLEX)	25 FT (SINGLE FAMILY/DUPLEX) 25 FT + 5 FT/STORY ABOVE 2 STORIES (MULIPLE)	50 FT	SAME AS ER (RESIDENTIAL/ LIVESTOCK BLDGS) 10 FT (ALL OTHER ACCESSORY)	NONE	25FT 50 FT (WHERE ADJACENT TO RESIDENTIAL)
PERMITTED USE SUMMARY (NOT COMPLETE DESCRIPTION OF USES) ALL DISTRICTS ALLOW ACCESSORY USES INCIDENTAL TO PERMITTED USES, UTILITIES, AND COMMUNICATION TOWERS LIMITED TO CLASS 2 COLLOCATION	<ul style="list-style-type: none"> • SINGLE FAMILY DETACHED DWELLINGS; • HOME OCCUPATIONS; • COMMUNITY LIVING ARRANGEMENTS (<9 PERSONS); • FOSTER HOMES (<5 CHILDREN) 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES; • DUPLEXES 	<ul style="list-style-type: none"> • ALL R-1 USES; • MULTIPLE FAMILY DWELLINGS; • COMMUNITY LIVING ARRANGEMENTS (9 TO 15 PERSONS) 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES; • AG USES (LIVESTOCK LIMITED TO 1 ANIMAL UNIT/FULL ACRE) 	<ul style="list-style-type: none"> • AG USES (MAX 1 ANIMAL UNIT/FULL ACRE); • NONRESIDENTIAL BUILDINGS/ STRUCTURES ACCESSORY TO PERMITTED USE; • UNDEVELOPED LAND/ • NATURAL RESOURCES/ CONSERVATION 	<ul style="list-style-type: none"> • RECREATIONAL FACILITIES (NON-LIGHTED); • BOAT/ CANOE/ SNOWMOBILE RENTAL; • SALE OF FISHING BAIT; • SKIING/ TOBAGGANING; • CARETAKER RESIDENCES
CONDITIONAL USE SUMMARY (NOT COMPLETE DESCRIPTION OF USES) ALL DISTRICTS ALLOW ACCESSORY USES INCIDENTAL TO CONDITIONAL USES, AND COMMUNICATION TOWERS INCLUDING NEW SITING OR CLASS 1 COLLOCATION	<ul style="list-style-type: none"> • DAYCARE CENTERS; • COMMUNITY LIVING ARRANGEMENTS (9+ PERSONS); • CEMETERIES; • GOVERNMENTAL USES; • PRIVATE CLUBS/ FRATERNITIES; • RELIGIOUS USES; • DEPENDENCY LIVING ARRANGEMENTS; SCHOOLS 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • ALL R-1 USES EXCEPT COMMUNITY LIVING ARRANGEMENTS (9 TO 15 PERSONS); • NURSING HOMES/ EXTENDED CARE FACILITIES; • HOSPITALS/ MEDICAL CLINICS/ VET CLINICS; PROFESSIONAL OFFICES; • COMMUNITY LIVING ARRANGEMENTS (16+ PERSONS); • MOBILE HOME PARKS 	<ul style="list-style-type: none"> • ALL R-1 USES EXCEPT DUPLEXES; • PRIVATE COMMON SEWAGE SYSTEMS; • PRIVATE RESIDENTIAL KENNELS; • BED & BREAKFASTS 	<ul style="list-style-type: none"> • ALL R-1 USES 	<ul style="list-style-type: none"> • PUBLIC AND PRIVATE PARKS/ RECREATION AREAS/ BOAT ACCESS/ OUTDOOR EDUCATION AREAS/ WILDLIFE REFUGES AND PRESERVES 	<ul style="list-style-type: none"> • RECREATIONAL CAMPS; • RECREATIONAL FACILITIES (LIGHTED); • RENTAL OF CARETAKER RESIDENCE; • SALE OF ALCOHOLIC BEVERAGES; • SHOOTING RANGES; • PRIVATE HUNTING; • GOVERNMENTAL USES